

BROOKINGS COUNTY ZONING DIRECTOR

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January 6th, 2009 Minutes

Brookings County Planning & Zoning Commission
January 6th, 2009 - 7:00 PM
Brookings County Resource Center

Chair Knutson called the meeting to order at 7:00 P.M. with members present, Dennis Falken, Jeff Robbins, Mary Kidwiler, Bob Rochel, Robb Loomis, Darrel Kleinjan, Randy Jensen; absent Darrell Nelson.

Chair Knutson read **agenda item # 1: Approval of Minutes from December 2nd, 2008 meeting, December 2nd, 2008 Joint Brookings City Planning Commission and Brookings County Planning Commission meeting and December 12th, 2008 Special meeting minutes.** Mary Kidwiler moved to approve the minutes. Jeff Robbins second. Chair Knutson opened for discussion, seeing none, he called for a voice vote. Motion carried.

Chair Knutson read **agenda item # 2: Items to be added to agenda by commission members or staff.** No items were added.

Chair Knutson read **agenda item # 3: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Knutson read **agenda item # 4: Approval of Agenda.** Darrel Kleinjan moved to approve the agenda. Jeff Robbins second. Chair Knutson called for a voice vote. Motion carried.

Chair Knutson stated we are acting as the Brookings County Planning and Zoning Commission. He read the opening statement and **agenda item # 5: Election of Officers for 2009.** Chair Knutson relinquished the chair to Robert Hill for the election of Officers. Mr. Hill opened for nominations of Chairman. Bob Rochel nominated Duane Knutson for chairman. Mr. Hill asked for further nominations. Jeff Robbins moved that nominations cease. Mr. Hill called for a voice vote, 8-ayes, 0-nays. Motion carried. Mr. Hill relinquished the chair to Duane Knutson. Chair Knutson opened up for nominations for Vice Chair. Mary Kidwiler nominated Jeff Robbins. Chair Knutson asked for further nominations. Chair Knutson asked for further nominations again, seeing none, he closed nominations and called for a voice vote. 8-ayes, 0-nays, motion carried.

Chair Knutson read **agenda item # 6: 2009cu001: Iberdrola Renewables** by Mr. Tim Seck, for Buffalo Ridge II, LLC Wind Project, has made an application, 2009cu001, to the Brookings County Planning and Zoning Commission for a Conditional Use. Article 11, Section 11.01: "A" Agricultural District: Conditional Use # 25: Wind Energy Systems (WES); Article 23, Section 23.01: Wind Energy Systems (WES) Requirements. The property boundaries are described as: Richland Township (T110N, R47W) Sections 6, 7, 18, 19, 30; Lake Hendricks Township (T112N, R47W) Sections 30, 31; Sherman Township (T111N, R48W) Sections 1-4, 12, 13, 24, 25; Oak Lake Township (T112N, R48W) Sections 1-11, 14-23, 25-30, 32-36; Argo Township (T112N, R49W) Sections 1-4, 10-14, 23-26. Mary Kidwiler moved to approve the conditional use. Dennis Falken second. Board member Jeff Robbins removed himself from the board at this time, due to a conflict of interest. Chair Knutson asked Mr. Tim Seck from Iberdrola Renewables to address the board at this time. Mr. Seck stated "Buffalo Ridge II will be the third project in Brookings County. We currently have MinnDakota and Buffalo Ridge I projects. Mr. Seck introduced Mr. Paul Skurdahl, Iberdrola Director of Construction Engineering, Dave Sweet, Iberdrola Director of Operation and Maintenance for our existing projects and will also be for Buffalo Ridge II, Sarah Emery of Iberdrola and Joyce Pickle with HDR Engineering. Mr. Seck gave a power point presentation at this time, which is on file. The Buffalo Ridge II project will be a 306 megawatt wind project using turbines from 1.5 – 2.4 megawatts. It will have a 115 Kv overhead transmission line. The project will be inter-connected at the Brookings County substation owned by Xcel Energy. There will have two substations one just to the North of the Xcel substation and the other will be in the Northern middle part of the project. It will have two permanent MET towers, one SODAR unit, which is a different type of MET tower. The target in service date is 2010-2011 time frame. It will meet the energy needs for 100,000 homes". Mr. Seck concluded his presentation and turned it over to Mr. Skurdahl for a construction overview and then to Mr. Sweet for an operation and maintenance overview. Chair Knutson opened up for discussion from the board at this time. Mary Kidwiler asked "What the life expectancy of the towers would be. Mr. Skurdahl addressed Mary's question. Chair Knutson opened for discussion from the audience. Mr. Terril Spence addressed the board concerning his acreage and placement of the towers. Catherine Carter addressed the board with setback, noise decibel and wildlife concerns; Jan Roelfson spoke in favor of the wind project. Bob Roelfson spoke in favor of the project; John Kleinjan spoke in favor of the wind project. Chair Knutson asked for further discussion from the audience, seeing none he asked for further discussion from the board. Mr. Hill stated "Mr. Wilbert Schultz from Aberdeen, a landowner in Section 26 Argo Township contacted the Zoning office and has no objections". The Brookings County Commission received a letter from residents of Lake Hendricks concerning lighting of the wind towers; each Zoning board member received a copy of the letter. Mr. Seck stated "The lighting of the towers is regulated by the FAA and they tell us what towers will have lights. The lighting requirements have changed since the first towers were installed. Typically they will require the ends and the perimeter of the towers

string to be lit. Chair Knutson asked for further discussion. Mary Kidwiler asked about the birds and migratory flyways if they fly into the rotors. Sara Emery from Iberdrola stated "They have done avian study and have found there is not a high level of migration, there is bird use, but is not in the swept area of the rotors and feel there will be a lower mortality rate compared to other facilities. Chair Knutson asked for further discussion from the audience or the board, seeing none he called for a roll call vote. Falken-aye, Robbins-abstained, Kidwiler-aye, Rochel-aye, Loomis-aye, Nelson-absent, Kleinjan-aye, Jensen-aye, Knutson-aye; 7-ayes, 0-nays motion carried. Mr. Hill read the findings of fact and noted any additions, which are on file.

Chair Knutson read **agenda item # 7: Consideration of Plats; a) "Plat of Lot 1 , Dorn Addition in the W1/2 of the SW1/4 of Section 33, Township 112 North, Range 47 West of the 5th P.M. Brookings County, South Dakota."** Jeff Robbins returned to the board at this time. Mary Kidwiler moved to approve the plat. Randy Jensen second. Chair Knutson asked Mr. Hill for his comments. Mr. Hill stated "They have platted off 45.2 acres of pasture land and is a buildable lot." Chair Knutson opened up for discussion from the board, seeing none he opened up for discussion from the audience, seeing none he called for a roll call vote. Robbins-aye, Kidwiler-aye, Rochel-aye, Loomis-aye, Nelson-absent, Kleinjan-aye, Jensen-aye, Falken-aye, Knutson-aye: 8-ayes, 0-nays motion carried.

Chair Knutson read **agenda item # 7: Consideration of Plats: b) "Plat of Block 1 Vanlaecken's Addition located in Tract 1 of Vanlaecken's Addition and in the SE1/4 of the SE1/4 of Section 22, T109N, R50W of the 5th P.M., Brookings County, South Dakota."** Randy Jensen moved to approve the plat. Jeff Robbins second. Chair Knutson asked Mr. Hill for his comments. Mr. Hill stated "They have platted off 35 acres plus or minus." Board member Darrell Nelson who is not here tonight, asked if it is less than 35 acres we should not approve it. "Chair Knutson agreed. Mr. Hill asked Todd Kays of First District for his opinion on. Mr. Todd Kays stated "It was pretty minuscule, it would be less than one tenth of an acre." Chair Knutson opened up for discussion from the board, seeing none he opened for discussion from the audience, seeing none he called for a roll call vote. Kidwiler-aye, Rochel-aye, Loomis-aye, Nelson-absent, Kleinjan-aye, Jensen-aye, Falken-aye, Robbins-aye, Knutson-aye; 8-ayes, 0-nays; motion carried.

Chair Knutson read **agenda item # 8: Director's Report.** Chair Knutson asked Mr. Hill for his director's report. Mr. Hill stated "Mr. Knaus called and said he was going to apply for crushing permit, he was not able to be here tonight. Warren Thompson has completed his residence, final inspection has been completed. EPA wants to tax producers for green house gases that livestock produce. They would have to purchase a per head permit for the amount of livestock they have with proposed fees \$87.00 per head for beef, \$20.00 per head for hogs, \$175.00 per head for dairy cattle. Senator Thune is working to get this exempt.

Basin Electric is going to be building a gas generated power plant somewhere in Brookings County. We have not received any sighting information yet. Chair Knutson adjourned the meeting at 8:26 P.M.

Richard Haugen
Brookings County
Zoning Department